

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of September 15, 2020

The regular meeting of the Warner Robins Planning and Zoning Commission was held on September 15, 2020, at 5:30 PM at City Hall. Those members present were Arthur Head, Joyce Phillips, Eric Blazi, Miranda Britt, and Todd Rissmiller. Sherri Windham, Darin Curtis, Micheal Johnson, and Josh Buchanan were also present.

Mrs. Phillips opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mrs. Phillips explained that due to regulations, all approved requests for home occupation licenses, rezonings, annexations, and special exceptions with the Planning and Zoning Commission would next be forwarded to Mayor and Council for final approval. Mrs. Phillips asked Ms. Windham to provide any staff remarks for petitions being heard.

Mrs. Phillips asked for a motion to approve the minutes from the Planning and Zoning meeting held on August 11, 2020. Mr. Blazi made the motion to approve the minutes and Mr. Head seconded the motion. The motion carried unanimously.

Mrs. Phillips then called the first item on the agenda.

1. **Debra Lattimore – 305 Bernard Drive** – requests permission to operate a candy making business as a home occupation. Debra Lattimore was present. Ms. Lattimore explained that she would make chocolates and assorted candy treats to sell at events and that no customers would come to her home to purchase her goods. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

2. **Tony E. Wiggins – 101 Magnolia Avenue** – requests permission to operate a mobile car detailing business as a home occupation. Tony Wiggins was present. Mr. Wiggins explained that his work would be conducted in the backyard and that his environmentally safe chemicals and runoff water will drain into a drainage ditch behind his home. Mrs. Phillips asked how many customers Mr. Wiggins would serve each day and if there would be customers lined up and waiting on the street. Mr. Wiggins stated that he typically expects no more than 3 to 4 customers per day, and that he does not allow his customers to wait at his home while he works for another customer. Mr. Wiggins added that his supplies would be kept neatly in his shed in the backyard. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

3. **Shateria Ranson – 222 Manna Drive** – requests permission to operate an online retail business as a home occupation. Shateria Ranson was present. Ms. Ranson stated that no customers would come to her home; all items would ship directly from the manufacturer to her customers. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

4. **Martha P. Cano – 219 Hearthwood Drive** – requests permission to operate a nail salon business as a home occupation. Martha Cano was present. Ms. Cano stated that she would only serve one client at a time, by appointment only. Ms. Phillips asked where Ms. Cano's clients would park. Ms. Cano stated that her clients would park in her driveway. Mrs. Windham added that Ms. Cano had

supplied her State license within her City business license application. No one was present in opposition.

The motion was made by Mr. Head and seconded by Ms. Britt to recommend approval of the request. The motion carried unanimously.

5. **Christopher Minor –102 Beaver Cove**– requests permission to operate a lawn care business as a home occupation. Christopher Minor was not present.

The motion was made by Mr. Blazi and seconded by Mr. Head to table the request. The motion carried unanimously.

6. **Jacqueline Richardson – 305 Oak Forest Lane** – requests permission to operate an online apparel business as a home occupation. Jaqueline Richardson was present. Ms. Richardson stated that her products would ship to her customers directly but that in rare instances, some customers would pick up their orders from a drop box at her home. Phillips asked where Ms. Richardson’s clients would park. Ms. Richardson stated that her customers would fit in her driveway and emphasized that it would only occur on rare occasions. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Ms. Britt to recommend approval of the request. The motion carried unanimously.

7. **Larry T. Griffin – 711 Randolph Avenue** – requests permission to operate a cleaning business as a home occupation. Larry Griffin was present. Mrs. Phillips asked where Mr. Griffin would store his equipment. Mr. Griffin stated that he would keep his equipment in his enclosed trailer, which would remain in his driveway when not in use. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

8. **Megan Spann – 41 Cohen Walker Drive, Apt. 2804** – requests permission to operate an eBook business as a home occupation. Megan Spann was present. Ms. Spann stated that no customers would come to her home; all business would be conducted over the computer. No one was present in opposition.

The motion was made by Mr. Head and seconded by Ms. Britt to recommend approval of the request. The motion carried unanimously.

9. **Raymond Antoine – 204 Kady Lynn Way** – requests permission to operate a property management business as a home occupation. Mr. Antoine stated that he would conduct his work on the computer or over the phone and that no clients would come to his home. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

10. **Victoria Spencer – 114 Kentshire Lane** – requests permission to operate an online beauty apparel business as a home occupation. Victoria Spencer was present. Ms. Spencer explained that her products would ship directly to her customers from the manufacturers, and that no customers would come to her home. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

- 11. Robin Grooms – 105 Wesleyan Drive** – requests permission to operate a real estate business as a home occupation. Robins Grooms was present. Mrs. Phillips asked if Ms. Grooms would have clients come to her home. Ms. Grooms stated that on rare occasions, customers may come to her home by appointment only, to fill out paperwork. Ms. Grooms stated that her work will be conducted online or at the various properties, primarily. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

- 12. Tracy T. Joseph – 118 Larkspur Lane** – request permission to operate a custom t-shirt design business as a home occupation. Tracy Joseph was present. Mrs. Phillips asked if Ms. Joseph's customers would pick up their orders from her home. Ms. Joseph stated that no customers would visit her home, and that her products would ship directly to her customers from the manufacturer. No one was present in opposition.

The motion was made by Ms. Britt and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

- 13. Melvin Brown – 112 Mayfair Circle** – requests permission to operate an event rentals business as a home occupation. Melvin Brown was present. Mrs. Phillips asked how Mr. Brown would handle clients picking up their rentals at his home. Mr. Brown stated that after submitting his application, he had since decided that no clients would pick up rentals from his home, and that all rentals would be delivered to the clients' locations. No one was present in opposition.

The motion was made by Mrs. Britt and seconded by Mr. Rissmiller to recommend approval of the request. The motion carried unanimously.

- 14. VARIANCE – Brian Thompson – 113 Sandringham Court** – requests a 4ft rear setback variance for the construction of a pool. Brian Thompson was present. Mrs. Windham advised the board that contrary to the drawing that was provided in Mr. Thompson's application, that only a rear setback variance would be necessary; that a side setback variance would not be necessary. Mrs. Phillips stated that she was concerned that drainage from Mr. Thompson's pool could encroach into nearby homes, and asked Mr. Thompson to explain how he planned to handle drainage. Mr. Thompson stated that he had been advised by City staff on how to properly dispose of the runoff and drainage from his pool. Mrs. Windham stated for the record that draining stormwater into adjacent properties is illegal, and that per the Stormwater department, de-chlorinated or salt water may be legally drained into the City's stormwater system. City Engineer, Michael Johnson, also advised that in case of an emergency, there is a drainage easement in the rear of Mr. Thompson's property that could be used to drain the pool. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Ms. Britt to recommend approval of the request. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 6:16 p.m.